



Company Fees Schedule

Landlord Fees

Landlord Fees	Price (excluding VAT)	Price (Including VAT)
Let Only Tenant Finder Fee	100% of one months rent	120% of one months rent
Managed Tenant Finder Fee	75% of one months rent	90% of one months rent
Tenancy Renewal	75% of one months rent	90% of one months rent
Standard (1 or 2 property) Landlord Management Fee	14% of rent due	16.8% of rent due
Multiple Property Landlord Management Fee (3+ properties)	12% of rent due	14.4% of rent due
Subject to Minimum Fee per month	£50	£60
Deposit Administering for Let Only Properties	£150	£180
Check in, Check out, Deposit handling only	£300	£360
Additional or one off Property Inspection	£75.00	£90
Insurance Claim Administration Charges (works organised over £500)	10% of total invoices	12% of total invoices
Non Resident Landlord Quarterly submissions to HRMC	£100	£120
Court or Tribunal Appearances	£300 per day	£360 per day
Council Licence Applications	£225.00	£270.00
Council Licence Renewals	£95.00	£114

Sales Fees

Sales Fees	Price excluding VAT)	Price (Including VAT)
Sole Agency	1%	1.2%
Multiple Agency	1.25%	1.5%
Subject to Minimum Fee	£1000	£1200

Tenants Costs or Permitted Payments

Holding Deposit

One weeks rent will taken to secure a property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first months rent following the execution of all tenancy documents within the calendar days in receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information or fail to sign their tenancy agreement (and or deed of guarantee) within 15 calendar days.

Security Deposit

Equal to Five weeks rent – this covers damages or defaults on behalf of the tenant during the tenancy.

Company Administration Fee

60% of one months rent including VAT, 50% of One Months rent excluding VAT

Company Tenancy Renewal Fee £120 including VAT, £100 excluding VAT

Please note Full Company Tenancy Administration Fee is required to secure a property on a non AST agreement.

Unpaid Rent

Interest at 3% above the Bank of England base rate from rent due date until paid in order to pursue non payment of rent. Please note; this will not be levied until the rent is more that 14 days in arrears

Lost Key (or Keys) or other Security Devices

Tenants are liable to the actual cost of replacing any lost key or keys or other security devices. If the loss results in locks needing to be changed the actual costs of a locksmith, new lock and replacement keys for the tenant(s), landlord, agent and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour including VAT for the time taken replacing lost keys or other security devices including attending a call out for re entry.

Variation of Contract (Tenants request)

£50 including VAT per agreed variation. This is to cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenants request)

£50 including VAT per replacement tenant or any reasonable costs occurred if higher. To cover the costs associated with taking landlords instructions, new tenant referencing and right to rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenants request)

Should the tenant wish to leave their contract early they shall be liable to the landlords costs in reletting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more that the maximum amount of rent outstanding on the tenancy. The landlords relet fee is equal to 75% of a months rent plus vat. Subject to a minimum fee of £360 including VAT)

Reference Fees – not payable by tenants

A reference fee of £35 inclusive of VAT is payable by the landlord or agent. Requesting the reference and **these costs should not be passed on to tenants**

All Hackett Property Limited tenancies are joint and severally liable tenancies, ie where there is more than one tenant, all obligations including those for rent payments and damages costs can be enforced jointly against all of the tenants name on the tenancy agreement. This principal also applies to any guarantors that may be in existence.

Hackett Property is a member of The Property Ombudsman Registration Number D03905.

Hackett Property is a member of UK Association of Letting Agents (UKALA) amd has CMP Certified Total Loss Client Money Protection for Landlords and Tenants provided by UKALA. UKALA Number: 188030 Date of Issue: 21/03/2019.

Deposits are protected with the Deposit Protection Service (Custodial).

